

## **PLANNING BOARD MEETING MINUTES MAY 20, 2014**

**The Manasquan Planning Board held a Second Meeting at 4PM on Tuesday, May 20, 2014 in the Council Chambers of the Borough Hall, 201 East Main Street, Manasquan, New Jersey.**

**Chairman Neil Hamilton's statement re: Open Public Meetings Act of 1975 and that notice was given to the Coast Star and forwarded to the Website on December 12, 2013.**

**Salute to the Flag.**

### **ROLL CALL:**

#### **Board Members Present:**

**Chairman Hamilton, Board Members: Muly, Rabenda, Harriman, Apostolou, Thompson**

#### **Board Members Absent:**

**Mayor Dempsey, Councilman McCarthy, Board Members: Burke, Love, Sullivan, Ragan and Young**

#### **Professionals Present:**

**Al Yodakis – T & M Engineering – Board Engineer/Planner**

**Geoffrey S. Cramer – Planning Board Attorney**

**Geoff Cramer read: Public Sunshine Law Statement**

**APPLICATION #14-2014 – 125 Main Street, LLC - Kim, Christina – 125 Main Street – Block: 65.01 – Lot: 9.02- Zone: BR-1 – The attorney representing the applicant's is Dennis Collins. The proposal is for a mixed use building on Main Street. Mr. Cramer found the file to be in good order and accepted jurisdiction. Mr. Cramer swore in the witnesses, Christina Kim - owner/applicant, Brendan McHugh – Architect, Ray Carpenter – Planner, Albert Yodakis – Board Engineer/Planner, T & M Associates. Brendan McHugh was the first to testify, he had a poster board depicting a rendering of the proposed building which was marked Exhibit A-1. He gave testimony as to the design of the building, they intend to take the same structure which currently houses Allaire Engraving and refinish the whole façade and then add two additional floors to house two (2) apartments. The proposal is to finish the whole existing façade and then add two apartments. Their focus is really on the front façade. First, to bring clients in and two, to make it a lot nicer. They want to install a retractable door to allow clients to walk in from the sidewalk. It will be retail and design services. They are looking at stucco and concrete siding which is very resilient. It will be a continuous look and color from the front to the sides. Next, he moved into the floor plan which was part of the application. The first floor will be retail with a retractable door; there will also be storage in the rear. There will also be resident storage on the first floor. All the way in the back there is an open stairwell which goes up to each floors apartments above. There will also be bicycle storage next to the stairs, which will also be next to two**

parking spaces provided on the site. On the second floor there is a small foyer which is part of the first apartment and a full bathroom and a good size bedroom (11 X 14.5) and a galley kitchen, and a living room. The square footage of the apartment is 896-square feet for each apartment. The third floor is the same footprint. Chairman Hamilton said under most circumstances such as this you would seek a report from our Engineer; you would also seek a report from the TRC. We did not submit either. He asked John Muly, Chairman of the TRC to give comments about why they did not submit either report. Next, John Muly said they had some concerns, they asked the Zoning Officer to reach out to the Architect and discuss some of these things. Brendan said he did speak to Dick Furey the other day. The Board was not in favor of an open staircase in the rear. John Muly asked why the apartments were going to the rear of the store instead of up front. They are concerned that it would more like the rest of Main Street. Mr. Collins said there are concerns which they will address. Mr. McHugh said the front of the structure will need considerable work just to keep it in place. To put two additional floors on top of that, basically this whole structure and foundation would have to be ripped out and replaced. The next door neighbor is very close to this building, about one (1) foot. The Chairman asked the Architect if it were possible to place steel over the corners of the front building that could withstand second and third floors over it. Mr. McHugh said it could be possible but the cost is an issue. Board members asking questions were: Harriman, Rabenda, and Muly. There was a lot of concern from the Board members regarding the flat roof, the apartments being set back, the aesthetics of the building. John Muly said the TRC also discussed moving the apartments up toward the Street and if they did that they might consider making two more apartments. The Chairman said this just doesn't fit the character of Manasquan. He stated just last meeting the Board heard an application for a beautiful building down where the Florist is going to be rehabbed. The conditions may be different but in his perspective he would not vote for this architectural design. He would be willing to poll the Board if the applicant so wishes. We have very attractive buildings in our Town and we want to preserve that look. Ray Carpenter was the next witness called to testify for the applicant. The Board accepted his credentials. He addressed all the existing and proposed Variances required for the project. Mr. Collins said the only Variance that would be exacerbated by this application would be the parking. Al Yodakis said he knows Mr. Carpenter addressed briefly the parking but he asked if he had any idea how cars would be able to navigate back there and Mr. Carpenter said no, he didn't. Al also asked about underground storage and roof drains. His biggest concern is potentially icing where the roof drain is going to be dumping, just to make sure that we are not creating any icing problems. Board member Apostolou made a motion to open to the public, seconded by Harriman. There was no public participation. Board member Muly made a motion to close, motion seconded by Apostolou. Mr. Collins asked for a moment to speak to his client. Mr. Collins said he was unaware of the Technical Committee's request so he is asking for more time, now that we understand the Board's concerns and issues, we have to do some more studies of the foundation issue, Main Street and he asked to be carried to make a more intelligible presentation on the issue. He is pleased that the Board is considering giving us more apartments. Chairman Hamilton polled the Board and it was unanimously agreed they would like to see two stories in the front, a more aesthetically pleasing view from Main Street. Board member Apostolou made a motion to carry this

application to June 17, 2014 Second meeting at 4PM with no re-noticing or re-publication, the motion was seconded by Kevin Thompson, all in favor none opposed.

***APPLICATION CARRIED TO JUNE 17, 2014 4PM***

**APPLICATION #15-2014** – Verizon Wireless – 233 E Main Street – Block: 88 – Lot: 39.01 – Zone: B-1 – Richard Stanzione introduced himself to the Board as the attorney representing the applicant. He had three (3) witnesses to be sworn in. Mr. Stanzione had a series of six (6) pictures of the proposed site to be marked into Evidence A, 1: a, b, c, d, e, f. Mr. Cramer found the file to be in good order and accepted jurisdiction and proceeded to swear in: Trevor Whitaker – Site Engineer, Paul Dugan – Radio Frequency Engineer, Douglas Cowan – Licensed Professional Planner and Al Yodakis, T & M Engineering, Board Engineer/Planner. Trevor was the first to testify, he gave his credentials and was accepted by the Board. He proceeded to explain each of the pictures in Exhibit A. Each picture was a shot of the CVS Pharmacy from a different perspective and showing where the antennae will be located and seen from. He also explained where the cabinets will go and the fact that the antennae will be 2-feet tall, it's approximately 15-16-inches round, the bottom of it will be 3-feet to above the parapet with the top of the antennae being 5-feet above. The equipment cabinets will be located on the roof where other HVAC equipment is located and it's all behind a 10-12-foot sloped roof. There is a flat roof in the middle of it all and it's screened on all sides. The equipment cabinets are not visible from Street level. He pointed out exactly where the antennae would be located; he stated there would be coax cables running to the cabinets. There will be two cabinets roughly 6-feet X 2-feet. The cabinets use 120 volts which is normal and have their own circuit. They will be visited typically once a month for service purposes. The vehicle that would service technician would drive would be a service van or a pick-up truck. He will access the site with a ladder on the west side of the building, which is the railroad track side. He addressed the T & M report and stated there could be future co-locators as Verizon Wireless does not have exclusive rights to the roof top. The top of the proposed antenna will be at a height of 30-feet 4-inches which is within the allowable 40-foot height allowed in the Zone. The existing building height is 30-feet 2-inches to the top of the decorative wooden post. Al Yodakis asked that the ladder be secured for safety purposes and it was agreed to. Next to testify was Paul Dugan, he is an Electrical Engineer. His credentials were accepted by the Board. He gave a brief overview of the project and FCC standards. Board members asking questions were Apostolou, and Harriman. Mr. Dugan created an RF Safety FCC Compliance Report dated March 7, 2014. The conclusion is that nobody would be subjected to anywhere close to even one percent of the Federal Standards for electromagnetic field safety. The next witness to be called is Mr. Doug Kowan, Professional Planner who would authentic the pictures that were taken, the Chairman said the Board didn't need to do that. They were submitted as evidence. Mr. Stanzione said then we rest. Board member Muly made a motion to open the meeting to the public, member Apostolou seconded the motion, all in favor none opposed. There was no public participation. Board member Apostolou made a motion to close the public portion, seconded by member Thompson, all in favor none opposed. Board member Thompson made a motion to approve the application as cited, motion seconded by member Apostolou.

**Board Members Voting Yes:**

**Chairman Hamilton, Board members: Muly, Rabenda, Harriman, Apostolou and Thompson.**

***APPLICATION APPROVED***

**RESOLUTION #13-2014 – 177 Main Street, LLC – Block: 65.02 – Lot: 21.01 – Zone: BR-1**  
**Mark Apostolou made a motion to memorialize, motion seconded by member Harriman,**  
**all in favor none opposed.**

***RESOLUTION MEMORIALIZED***

**RESOLUTION #9-A – Kline, Jeffrey and Cari – 71 Wyckoff Avenue – Extension of time**

**RESOLUTION #41-A – Horan, Diana – 396 River Road – Extension of time**

**The Chairman explained that both of the applicants were affected by Super Storm Sandy and wrote letters requesting extension of time, it was unanimous to grant the extension for both.**

**There were four (4) sets of minutes for approval.**  
**There was a unanimous approval by the Board.**

**Motion to adjourn the meeting was made by Board member Thompson, seconded by Apostolou, all in favor none opposed.**

***MEETING ADJOURNED AT 5:18PM***

**Respectfully Submitted,**

**Mary C. Salerno**  
**Planning Board Secretary**

